

2.1 PROJECT OVERVIEW AND LOCATION

The Piraeus Point Project (proposed “project”) would result in future development of a 149-unit townhome community (for-sale units). The project site is located in the City of Encinitas in northwestern coastal San Diego County, California. The site lies within the community of Leucadia, one of five communities designated within the City of Encinitas; refer to Figures 2.0-1, Regional/Local Vicinity Map, and Figure 2.0-2, Aerial Photograph/Surrounding Land Uses.

Existing land uses in the project vicinity include single family residences to the east and south; Plato Place to the south; and Piraeus Street and Interstate 5 (I-5) to the west. Vacant land and Sky Loft Road are present to the north. La Costa Avenue is located further to the north, adjacent to the north of the proposed off-site preserve area, as described below. Sky Loft Road traverses the proposed off-site preserve area in the east-west direction.

The project site is comprised of one parcel totaling approximately 6.88 gross acres [County of San Diego Assessor parcel number (APN) 254-144-01-00]. Additionally, the project includes a proposed “off-site preserve area” comprised of APN 216-110-35-00. The proposed off-site preserve area would be preserved in perpetuity and left in its current undeveloped state in order to mitigate for biological impacts resulting from development of the project site. APN 216-110-35-00 totals approximately 4.95 acres (gross). Refer to Figure 2.0-2, Aerial Photograph/Surrounding Land Uses, and Figure 2.0-3, Conceptual Site Plan, for reference.

The project also includes a street vacation along portions of Piraeus Street and Plato Place. With City approval, an approximately 0.25 acre area of Plato Place and 0.71 acres along Piraeus Street, adjacent to the project boundary, would be vacated. With approval of the vacation, approximately 0.96 acres would be added to the total (gross) acreage of the project site.¹

The proposed development would consist of 52 one-bedroom homes, 37 two-bedroom homes, and 60 three-bedroom homes for a total of 149 residential units, which would be built within 16 individual three-story residential buildings. Of the 149 residential units, 134 would be market-rate homes and 15 would be “very low” income affordable homes. Proposed amenities include a pool, spa, pool house, and lounge seating. A total of 246 private garage parking spaces are planned, along with an additional 25 shared surface parking spaces for use by residents and their guests.

¹ Note that the project applicant is not including the additional 0.96 acres as part of the unit yield analysis.

2.0 Project Description

The project requires approval of a Condominium Tentative Map, Density Bonus Tentative Map, Street Vacation, Design Review Permit, and a non-appealable Coastal Development Permit, all issued by the City of Encinitas, to allow for development of the property. The Condominium Tentative Map is required to subdivide the 149 condominiums into separate parcels pursuant to the State of California Subdivision Map Act so that they may be sold as individual units. The Density Bonus Permit is to allow for affordable housing and incentives/waivers allowed under State Density Bonus Law (described below). The Design Review Permit is required in order to ensure project consistency with design review guidelines established by the City of Encinitas. The Street Vacation is to vacate excess right-of-way on a portion of Piraeus Street and a portion of Plato Place. The non-appealable Coastal Development Permit is required in conjunction with issuance of the Design Review Permit, given the project's location within the Coastal Zone. It should be noted that the Coastal Development Permit is non-appealable because the project site is not located within 100 feet of a California Coastal Commission jurisdictional resource.

As stated, the project would utilize State Density Bonus Law. Density Bonus Law allows projects to utilize up to three concessions and unlimited waivers. One incentive and one waiver are proposed. The incentive requested for the project is the elimination of the City's undergrounding utilities requirement for existing overhead utilities pursuant to Encinitas Municipal Code Section 23.36.120. All of the existing San Diego Gas & Electric utility poles that currently surround the project site are 12 kilovolt and would typically be required to be undergrounded. However, the undergrounding of those utilities would involve substantial improvement costs, and the cost savings associated with this incentive request would enable the project to instead provide for deed-restricted affordable housing on-site. The waiver requested for the project is necessary because the project exceeds the allowable encroachment into steep slopes pursuant to Encinitas Municipal Code Section 30.34.030 (Hillside/Inland Bluff Overlay Zone). The project requires an approximately 40% encroachment into steep slope areas, and without this waiver, the project footprint would be substantially reduced, impacting the project's ability to provide for deed-restricted affordable housing on-site.

In March 2019, the City of Encinitas City Council adopted an update to its General Plan Housing Element which provides the City with a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing for all within the City. The purpose of the Housing Element is to ensure that the City establishes policies, procedures, and incentives to increase the quality and quantity of the housing supply in the City. The project site is identified as the "Cannon Property (Piraeus) - Site Number 02" in the City's Housing Element.

2.2 PROJECT OBJECTIVES

California Environmental Quality Act (CEQA) Guidelines Section 15124(b) requires a project description to contain a statement of objectives that includes the underlying purpose of the proposed project. The intended objectives of the Piraeus Point project are identified below. The underlying purpose of the project is to create a community that provides a mixture of product types that would offer opportunities for housing across income groups in conformance with the City's 2013-2021 Housing Element.

1. Provide housing options to support an inclusive, diverse community to meet current and future housing demand in the City.
2. Provide at least the minimum number of multi-family dwelling units and housing opportunities that are consistent with the goals of the adopted City of Encinitas Housing Element while protecting surrounding natural and aesthetic resources.
3. Provide affordable housing within the project for very low income families, thereby helping to meet the state-mandated affordable housing requirements and further encouraging diversity within the community.
4. Provide dedicated on-site and off-site open space for the long-term protection of sensitive habitat and species for biological mitigation purposes, as well for the protection of existing views, by concentrating development within a portion of the site.
5. Provide a residential housing product aimed at meeting growing demand for for-sale multi-family townhomes.
6. Create a walkable environment that promotes and enhances the pedestrian experience throughout the site, with safe, convenient, and attractive connections including a walking paseo and an outdoor common area to support community engagement.
7. Minimize visual impacts of the development by providing landscaped buffers, distancing structures from adjacent roadways, and respecting maximum height allowances of the applicable zoning.

2.3 PROJECT COMPONENTS

2.3.1 RESIDENTIAL USES

A brief summary of the proposed residential use types is included in Table 2.0-1, Residential Land Use Summary. The project would accommodate development of 149 new residential townhome units, offering a variety of housing types that would allow for diversity in unit size and resident incomes. The community would consist of 52 one-bedroom homes, 37 two-bedroom homes, and 60 three-bedroom homes for a total of 149 residential homes. The units would be provided within 16 separate three-story residential buildings.

Table 2.0-1: Residential Land Use Summary

Plan Area	Unit Type	Square Footage per Unit (Net SF)	Number of DUs	Percentage of Total
Plan 1	1 bedroom/1 bath	783	52	34%
Plan 2	2 bedroom/2.5 bath	1,169	37	26%
Plan 3	3 bedroom/2.5 bath	1,404	60	40%
Total:			149 units	--

SF = square feet; DU = dwelling unit

Refer to Figure 2.0-3, Conceptual Site Plan, for a depiction of how the proposed unit types would be located within the proposed development area. Conceptual designs of the unit types are shown on Figures 2.0-4A through 2.0-4E, Representative Elevations.

Of the 149 total units, 134 would be for-sale market-rate residential units and 15 would be very low income affordable residential units (affordable to households earning no more than 50 percent of area median income). The units would be three stories in height and would comply with development requirements of the City's Housing Element, including restrictions on maximum average unit size.

The project site is identified as the "Cannon Property (Piraeus) – Site Number 02" in the City's Housing Element. Per the R-30 overlay zone that applies to this parcel, up to 161 residential units could be developed without application of allowances under state Density Bonus laws (5.36 net acres x 30 DU/acre). With the application of density bonus, the project could support up to 310 homes [(6.88 gross acres x 30 DU/acre) x 1.5 density bonus]. The 149 multi-family residential units proposed with the project would therefore be within the allowable unit count.

2.3.2 AMENITIES AND OPEN SPACE

Proposed amenities include a pool, spa, pool house, fire pit with seating, and lounge seating, totaling approximately 6,245 square feet (SF). Such amenities would be located in the central portion of the project site and would be available for use by residents and their guests.

A total of 38,575 SF of private open space is proposed for use by project residents. This includes approximately 10,400 SF of open space for the 1-bedroom units (52 units); 10,175 SF of open space for the 2-bedroom units (37 units); and 18,000 SF of open space for the 3-bedroom units (60 units). Overall, a total of 51,171 SF of open space is proposed for the project (private plus public), with 343 SF of open space provided per unit. Proposed open space would be in conformance with that required under the existing zoning (minimum 300 SF per unit x 149 units = 44,700 SF). Additionally, (off-site) landscaped areas are proposed adjacent to the project site along Piraeus Street and Plato Place that can be used by residents for lounging, walking, and other active and passive recreational activities.

2.3.3 ACCESS AND CIRCULATION

Access to the site would be provided at one primary entry drive from Piraeus Street. In addition, an emergency/fire access would be provided from the south at Plato Place. In conformance with City requirements, the project would implement a traffic control plan to ensure that adequate circulation on surrounding local roadways is maintained during project construction and that no hazardous conditions are created that would interfere with public safety and/or emergency vehicle movement.

Interior circulation is proposed via a two-lane, 26-foot-wide interior roadway that would extend through the site and provide connection between Piraeus Street and Plato Place. The main roadway, along with internal/emergency access drives would provide vehicular access to the residential units and recreational amenities. The on-site access drives would provide direct access to the private garages and would be privately owned and maintained. All private access drives have been designed to meet City standards.

An on-site community paseo with enhanced hardscape and landscape plantings is planned within the interior of the site, providing pedestrian connection between the residential uses and the pool/common area, while also providing connection to the off-site sidewalk system. Sidewalks/pathways would be constructed along the on-site drives and along the frontage onto Piraeus Street and Plato Place.

Additionally, a street vacation is requested as part of the project. With City approval, an approximately 0.25 acre area along the Plato Place frontage and 0.71 acres along the Piraeus Street frontage, adjacent to the project boundary, would be vacated.

2.3.4 LANDSCAPING

Ornamental landscaping would be planted along the eastern, southern, and western project perimeters to visually enhance the development and provide a buffer from adjacent uses. Additionally, limited landscaping would be planted along the northern boundary of the proposed project site, between the development and the proposed off-site biological open space to provide a buffer and serve as a transition between the development and the natural open space. Landscaping would also be planted within the interior of the site, along the on-site private drives, and in the vicinity of the pool/spa/recreation area; refer to Figures 2.0-5A and -5B, Conceptual Landscape Plan. Maintenance of all landscaping would be the responsibility of the Homeowner's Association (HOA).

The project design includes a variety of walls and fences within the property. An 8-foot high glass fence (glass panels with stainless steel post tubing) with gated entry is proposed along the on-site pool enclosure for security purposes. Additionally, construction of a number of concrete masonry retaining walls are proposed along the majority of the northern, eastern, southern, and western boundaries of the development area.

Along the northern property boundary, the retaining wall would range from approximately 0.4 feet to a maximum height of approximately 24.9 feet. Along the eastern property boundary, retaining walls would range from approximately zero feet to a maximum height of approximately 29.7 feet. Along the southern project boundary, retaining walls would range from approximately 2.8 feet to a maximum height of approximately 8.6 feet. Along the western property boundary, retaining walls would range from approximately zero feet to a maximum height of approximately 11.6 feet in height, near the proposed entry drive. The proposed walls and fences are depicted in Figure 2.0-6, Wall and Fencing Plan, as well as the grading plans (available under separate cover) prepared for the project. See also Section 3.1, Aesthetics, for additional discussion of proposed walls and fences.

It should also be noted that as part of ongoing landscape maintenance, the project would be required to provide routine brush clearing to minimize the risk of a wildfire event. The width of such brush clearing zones would exceed the City's 30-foot maximum width requirement, as identified in the City's General Plan; however, such preventative measures would be consistent with requirements identified by the City of Encinitas Fire Department to ensure that potential hazards are minimized and public safety is maintained. Refer also to Section 3.9, Land Use and Planning, and Section 3.15, Wildfire, for additional discussion.

2.3.5 PARKING

A total of 271 on-site parking spaces are proposed. On-site residential parking would be provided in the form of 246 private garage spaces. An additional 25 outdoor shared surface parking spaces are proposed adjacent to the on-site pool use/common use area for resident and guest use, as well as along the northern portion of the community. Refer also to Section 2.4, General Plan Land Use and Zoning, below, for additional discussion.

2.3.6 SIGNAGE

One monument sign is proposed at the entry drive along Piraeus Street. The sign would be approximately 5 feet in height and 14 feet in length. The sign would be constructed of charcoal gray concrete with wooden slats and would identify the name of the development using metal lettering painted white and backlit (during nighttime hours for visibility).

Limited signage is also proposed within the development area for informational purposes (e.g., building identification, directional signage, etc.). All project signage would be consistent with City of Encinitas signage design standards to minimize potential aesthetic effects and to ensure consistency with the character of the overall development and the surrounding area.

2.3.7 UTILITIES

Water

Water service for the project would be provided by the San Dieguito Water District (SDWD). The SDWD provides water service to the communities of Leucadia, Old Encinitas, Cardiff, and portions of New Encinitas. Water is sourced from Lake Hodges and the San Diego County Water Authority. Potable water is treated at the R.E. Badger Filtration Plant located in Rancho Santa Fe; recycled water is treated and generated at the San Elijo Water Reclamation Facility (City of Encinitas 2016).

A Project Facility Availability Form was issued by the SDWD on January 14, 2022 and is included in Appendix N. The SDWD has indicated that adequate water service can be provided to the site.

The project proposes the construction of an 8-inch private water main for fire protection purposes, as well as a 4-inch private water main for domestic water service. Both mains would be constructed as looped systems with the points of connection located off of Plato Place and Piraeus Street.

Estimated average daily water demand for the project are anticipated to be 46.6 gallons per minute (gpm) for domestic service, with maximum daily demand reaching 79.2 gpm. Average fire flow demand is estimated to be 2,500 gpm, with maximum daily water demand and fire flow

demand combined reaching 2,579 gpm. Refer to Section 3.14, Utilities and Service Systems, for additional discussion regarding proposed improvements for the provision of water service.

Sewer

Sewer service for the project would be provided by the Leucadia Wastewater District (LWD). The LWD is one of six member agencies of the Encina Wastewater Authority (a joint powers authority). The LWD operates a regional wastewater treatment and disposal facility located in the City of Carlsbad.

The project would construct an 8-inch public sewer main to accommodate wastewater flows generated by the project. The proposed point of connection to the existing public sewer system would occur in Piraeus Street.

Average daily wastewater flows from the project site are estimated to be 32,035 gallons per day (gpd), with peak flows reaching 112,123 gpd. Refer to Section 3.14, Utilities and Service Systems, for specific details regarding proposed improvements for the provision of sewer service.

Stormwater

Under current conditions, the majority of the proposed development area drains north via surface/sheet flow before entering an existing storm drain conveyance system at the northwest corner of the property. Once in the storm drain system, runoff from the northeastern and central portions of the proposed development area flows to the west, crossing I-5 into an earthen ditch. The remainder of the site flows south via surface/sheet flow and enters the existing storm drain system at the southwest corner of the property. The existing system carries runoff across I-5 and discharges into an existing concrete lined ditch where it combines with runoff from the northeastern and central portions of the site. From this point, drainage from both basins continues north until it reaches Batiquitos Lagoon, and eventually, the Pacific Ocean.

Under the proposed condition, runoff from the majority of the site would flow to the proposed on-site storm drain system and be conveyed to the south to a proposed biofiltration basin located adjacent to Plato Place. Once the runoff is treated and stored, it would be discharged into the existing storm drain system near the very southwestern corner of the proposed development area.

Runoff generated from the (generally) northernmost and western portions of the project site would primarily sheet flow west towards Piraeus Street where it would be collected in a concrete ditch and discharged into an existing headwall in proximity to the northwest corner of the proposed development area.

In conformance with the City of Encinitas' stormwater design standards and the multiple separate storm sewer system (MS4) permit, all runoff generated on-site would be conveyed to a proposed biofiltration basin adjacent to Plato Place. The biofiltration basin would be sized for pollution and flow control purposes. Flow rates generated on-site would be controlled via a low-flow orifice consistent with hydromodification program requirements as outlined in the City of Encinitas Best Management Practices (BMP) Manual.

In larger storm events, runoff not filtered through the engineered soil would be conveyed via an overflow outlet structure consisting of a 3-foot by 3-foot grate located on top of the outlet structure. Runoff conveyed via the outlet structure would bypass the treatment and flow control BMPs and would be conveyed directly to the proposed storm drain system perpendicular to Piraeus Street.

Refer to Section 3.8, Hydrology and Water Quality, for specific details regarding the proposed stormwater improvements.

Electricity and Natural Gas

San Diego Gas & Electric (SDG&E) currently provides electrical services to the surrounding area. All future electrical lines extended to the site would be undergrounded with the proposed improvements.

Per City of Encinitas Ordinance 2021-13, the use of natural gas is prohibited in residential uses, and therefore, the use of natural gas is not proposed. Specifically, Section 100.0, Subpart (e) of the California Energy Code is amended in Section 23.12. 080(D) of the City's Municipal Code to require all newly constructed buildings to meet the requirements of an "All -Electric Building" (no natural gas or propane plumbing installed within the building and no gas meter connection).

2.3.8 CONSTRUCTION PHASING

The project site is currently undeveloped; the demolition or removal of existing structures is therefore not required to allow for the proposed land uses and supporting infrastructure. Development of the site would occur at one time and would not be phased. All proposed site improvements (grading and excavation) are anticipated to be constructed within a period of approximately 8 months. An estimated 10.5-month vertical construction schedule is anticipated to build the 149 residential townhome units and associated amenities. Table 2.0-2, below, provides the estimated project construction schedule.

Table 2.0-2: Anticipated Construction Schedule

Construction Phase	Duration
Site Preparation	13 days
Grading	7.5 months
Building Construction	10.5 months
Architectural Coating	1.5 months
Paving	1 month

2.3.9 GRADING

The project site would be graded to allow for the proposed improvements. Grading required for project implementation would include approximately 83,000 cubic yards (c.y.) of cut and 25,400 c.y. of fill. Approximately 57,600 c.y. of soil would be exported off-site for disposal. Proposed maximum cut slopes would be approximately 33 feet in height; maximum fill slopes would be approximately 24 feet in height.

2.3.10 ENERGY EFFICIENCY

The project includes the following energy efficiency features:

1. The project would install low flow water fixtures in all residential units.
2. All lighting within the project would be designed using LED technology for both indoor and outdoor areas.
3. The project would provide separate waste containers to allow for simpler material separations, or the project would pay for a waste collection service that recycles the materials in accordance with California Assembly Bill 341 to achieve a 75% waste diversion. One hundred percent of all green waste would be diverted from landfills and recycled as mulch.
4. No fireplaces or hearths would be installed in the residential units.
5. The project would be 100 percent electric; no use of natural gas is proposed (consistent with City Ordinance 2021-13, adopted October 27, 2021).
6. The project would be required to utilize Tier 4 construction equipment with diesel particulate filters attached or equivalent.

7. The project would install solar panels capable of generating up to 149 kilowatts of solar power.
8. The project would install 4 electric vehicle (EV) parking spaces with charging stations in the vicinity of the on-site pool/common use area.
9. The project would comply with ENERGYSTAR appliance requirements and would meet ENERGYSTAR for Homes.
10. The project would install water efficient/drought tolerant and/or native landscape, use smart evapotranspiration controllers, would use reclaimed water project landscaping areas and would limit conventional turf.
11. The project would install high-efficiency heating, ventilation, and air conditioning systems.
12. The project would install high-efficiency water heaters or solar water heater systems.
13. The project would comply with CalGreen Tier II standards.

Transportation Demand Management (TDM) Program

The project would also implement a Transportation Demand Management (TDM) program to reduce automobile trips, both internal and external to the community. TDM measures proposed for the project include the following:

- “Implement Electric Bikeshare Program” - Electric bikeshare programs provide users with on-demand access to electric pedal assist bikes for short-term rentals to encourage a mode shift from vehicle use to electric bicycles. The project applicant would work with the City and its bikeshare vendor to expand this program into the project area.
- “Provide Community Based Travel Planning” - The project’s homeowners association (HOA) would provide alternative modes of transportation information to residents and tenants as a part of the "new resident" or “new tenant” package. The HOA would also provide residents with transit schedules within the area, and alert residents when new transit services are added or when services are charged. The HOA would also act as a travel advisor, providing new residents and tenants with information regarding how members of households can travel in alternative ways that meet their needs.

2.3.11 FUEL MODIFICATION ZONES

A minimum 100-foot-wide fuel modification zone (FMZ) would be provided between the residential structures and wildland fuels. This area would include contiguous fuel modification along the northern area of the project site.

2.4 GENERAL PLAN LAND USE AND ZONING

The off-site preserve area (APN 216-110-35) currently has General Plan land use designations of RR1 (Rural Residential; 0.51-1.0 dwelling units/acre) and RR2 (Rural Residential; 1.01-2.0 dwelling units/acre), and is zoned RR1 (1 dwelling unit per acre maximum) and RR2 (2 dwelling unit per acre maximum). The proposed off-site preserve area is approximately 4.95 acres (gross) in size.

The project site (APN 254-144-01) currently has a General Plan land use designation of R30 OL (Residential 30 Overlay) and RR2 (Rural Residential; 1.01-2.00 dwelling units per acre) and is zoned RR2 with a R-30 overlay zone as part of the City's Housing Element. Under the R-30 overlay designation and zoning, the project site could be developed with up to 161 residential units without application of allowances under state Density Bonus laws [(5.36 net acres x 30 DU/acre)]. With the application of a density bonus, the project could support up to 310 homes [(6.88 gross acres x 30 DU/acre) x 1.5 density bonus]. No changes to the existing land use or zoning are required or proposed to allow for project implementation.

2.5 ENVIRONMENTAL SETTING

2.5.1 REGIONAL SETTING

The City of Encinitas is located in northwestern coastal San Diego County. The City is bordered to the south by Solana Beach and to the west by the Pacific Ocean. The City of Carlsbad borders Encinitas to the northeast and extends farther to the east and north, across Batiquitos Lagoon. Regional access to the site is via I-5.

2.5.2 LOCAL SETTING

The project site is located within the community of Leucadia, one of five designated communities in the City of Encinitas. The Pacific Ocean lies approximately 0.9 mile west of the site and Batiquitos Lagoon lies approximately 0.6 mile to the north.

Local access to the site is via I-5 to eastbound La Costa Avenue, then south to Piraeus Street. The site is bordered by La Costa Avenue to the north, Plato Place to the south, and Piraeus Street to the west. Direct access into the site would be from Piraeus Street from the west. Additionally,

Sky Loft Road traverses the off-site preserve area; refer to Figure 2.0-2, Aerial Photograph/Surrounding Land Uses.

Surrounding land uses include single-family residences directly to the east and distanced to the southeast/south; Piraeus Street and I-5 to the west; and vacant land and La Costa Avenue to the north. The site is located on the eastern side of a drainage that empties into Batiquitos Lagoon to the north, at the western edge of a developed suburban neighborhood setting, and just east of the northbound lanes of I-5.

On-site elevations range from approximately 15 to 175 feet above mean sea level across the project site (ECORP 2022). Topography of the project site is relatively flat, with slopes on the western and northern edges. A steep slope is present in the vicinity of where the project site meets the proposed off-site preserve area. Within the off-site preserve area, a steep slope occurs in a northeasterly direction.

The project site is currently undeveloped, vacant land; refer to Figure 2.0-2, Aerial Photograph/Surrounding Land Uses. The dominant vegetation community within the proposed development area is deerweed scrub and disturbed land cover. In the central portion of the development area is a patch of coastal sage scrub community (California sagebrush-California buckwheat scrub). A chaparral community, chamise chaparral, occupies the northern portion of the site. No large trees are present within the development area.

Within the proposed off-site preserve area, chamise chaparral is the only vegetation community found within both the proposed development area and preserve area and occurs at the boundary line between the two areas. The dominant vegetation communities present throughout off-site the preserve area are the coastal sage scrub community California brittle bush scrub and annual brome grassland. One walnut tree and a few Mexican fan palms are present within the preserve area. In the northernmost portion of off-site the preserve area is Lemonade berry scrub. A patch of nonnative giant reed break occurs just north of Skyloft Road. Chamise chaparral occupies the project site.

According to the U.S. Department of Agriculture's Natural Resources Conservation Service Web Soil Survey website, six soil types are located within the project area. These soil types include: Cieneba coarse sandy loam, 5 to 15 percent slopes, eroded; Corralitos loamy sand, 9 to 15 percent slopes; Gaviota fine sandy loam, 9 to 30 percent slopes; Gaviota fine sandy loam, 30 to 50 percent slopes; Marina loamy coarse sand, 9 to 30 percent slopes; and rough broken land (ECORP 2022).

2.5.3 PLANNING CONTEXT/PROJECT BACKGROUND

The project site is identified in the City of Encinitas General Plan Housing Element as a potential site for future development of new residential housing within the City. The City of Encinitas General Plan Housing Element Update (HEU) was adopted by the City on March 13, 2019. Subsequently, on June 13, 2019, the California Coastal Commission unanimously approved the Local Coastal Program Amendment (LCPA) associated with the City's Housing Plan Update. On July 10, 2019, the Encinitas City Council adopted Ordinance No. 2019-08, accepting the California Coastal Commission's LCPA as amended. On October 8, 2019, the California Department of Housing and Community Development (HCD) certified the City's Housing Element.

2.6 REQUIRED APPROVALS

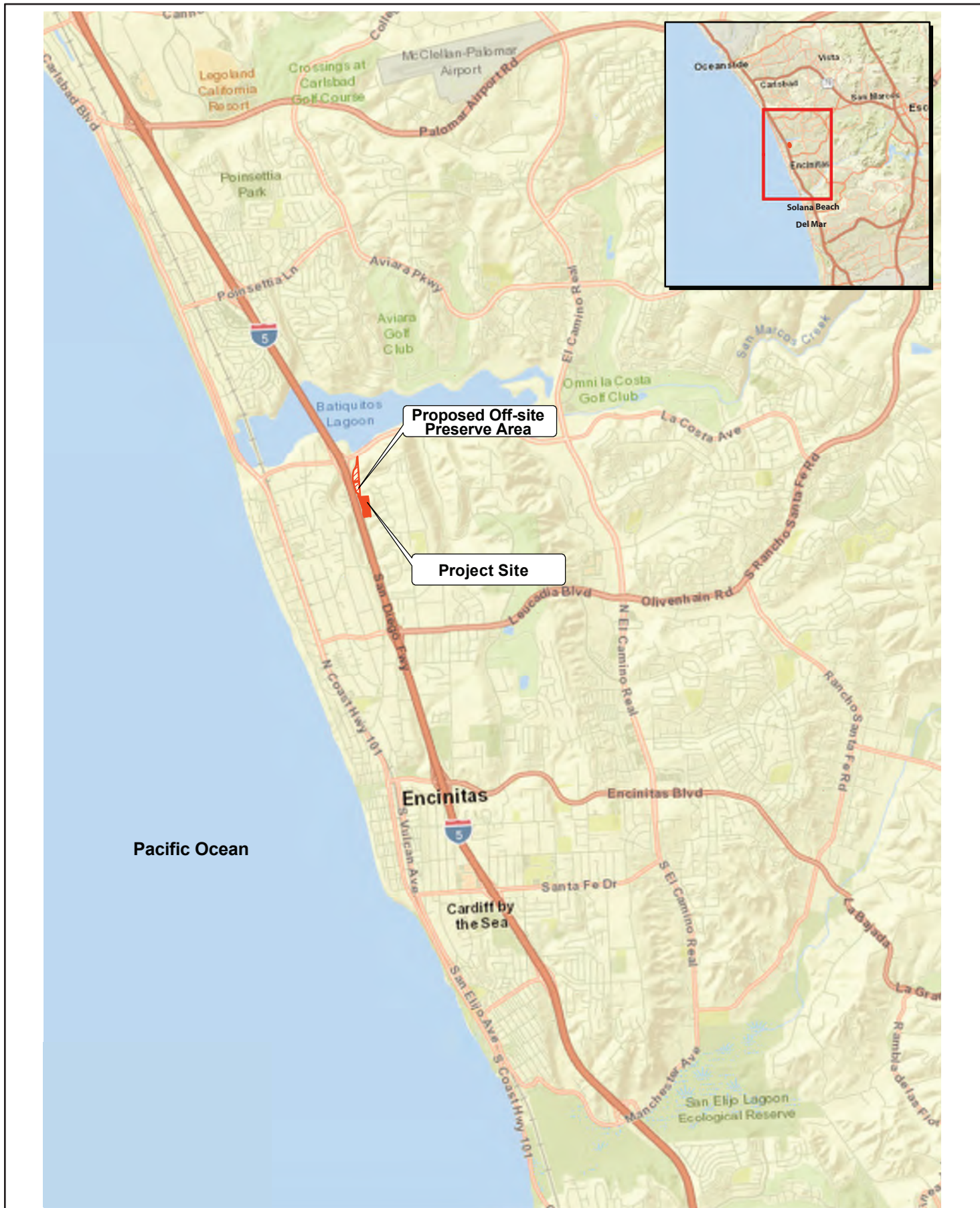
The City of Encinitas is the lead agency for the project, as it is the agency with primary authority over the project's discretionary approvals. Several other agencies, identified as responsible and trustee agencies, would also use the EIR for their consideration of approvals or permits under their respective authorities.

For the purposes of CEQA, the term trustee agency means a state agency having jurisdiction by law over natural resources affected by a project, which are held in trust for the people of the state of California. The term responsible agency includes all public agencies other than the lead agency that may have discretionary actions associated with the implementation of the proposed project or an aspect of subsequent implementation of the project. Accordingly, the approvals anticipated to be required from the lead agency, trustee agencies, and/or responsible agencies are listed in Table 2.0-3, Required Approvals and Permits.

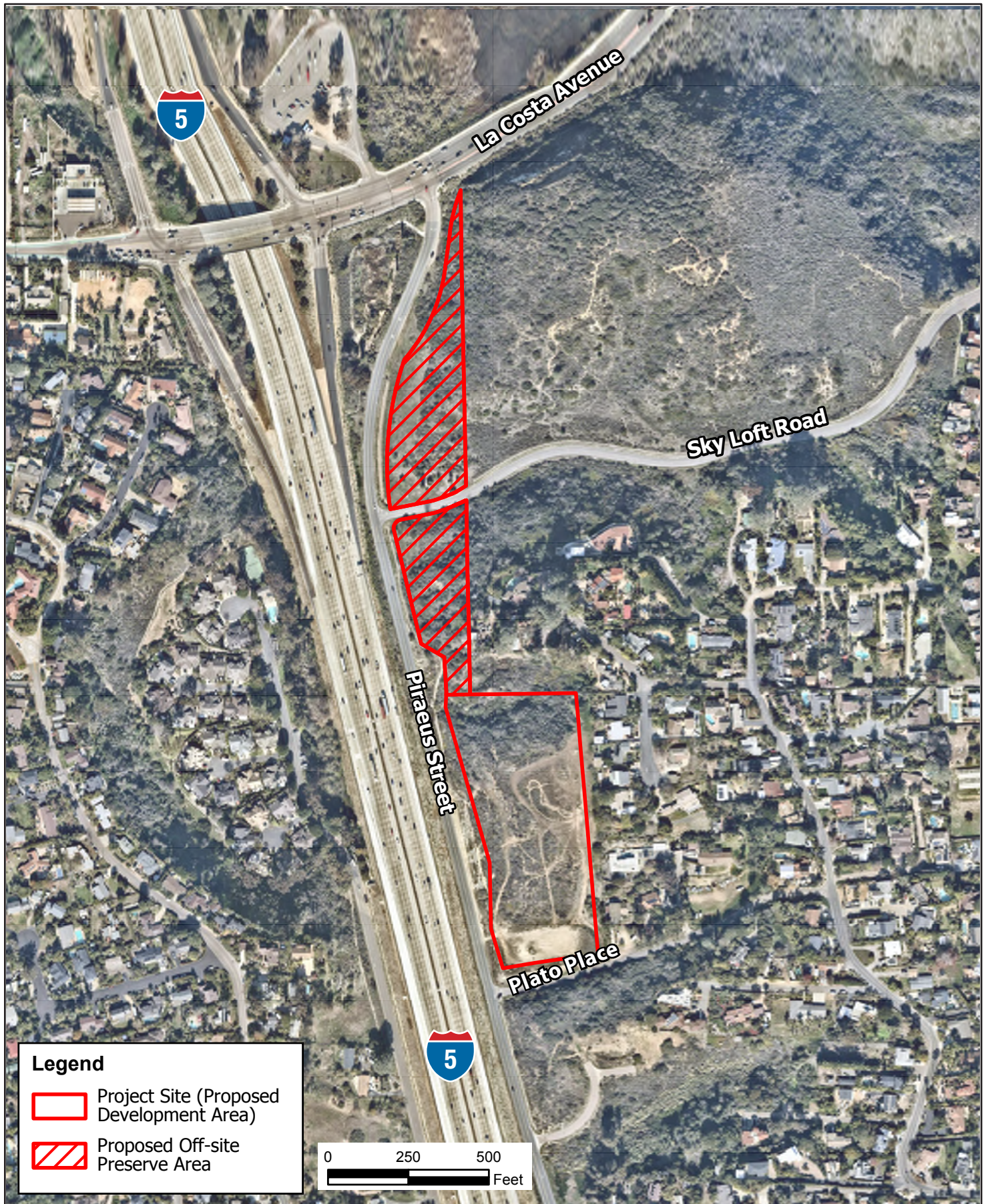
Table 2.0-3: Required Approvals and Permits

Permit/Action Required	Approving Agency	Lead/Trustee/Responsible Agency
Condominium Tentative Map	City of Encinitas (City)	Lead Agency
Density Bonus Tentative Map	City	Lead Agency
Street Vacation	City	Lead Agency
Coastal Development Permit (CDP) (Non-appealable)	City	Lead Agency
Endangered Species Act - Section 10 Low-Effect Habitat Conservation Plan (HCP)	US Fish and Wildlife Service (USFWS)	Responsible Agency
Design Review Permit	City	Lead Agency
Landscape Plan	City	Lead Agency
Environmental Impact Report (EIR)	City	Lead Agency
General Construction Stormwater Permit	San Diego Regional Water Quality Control Board (RWQCB)	Responsible Agency
National Pollutant Discharge Elimination System (NPDES) Permit	San Diego RWQCB	Responsible Agency
Construction Permit and/or Encroachment Permit	City	Lead Agency
Stormwater Quality Management Plan/ Drainage Plan	City	Lead Agency
Grading Permit	City	Lead Agency
Building Permit	City	Lead Agency
Improvement Plans	City	Lead Agency

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Required Parking		
1 Bedroom	52x1.0/du	52.0 spaces
2 Bedrooms	37x1.5/du	55.5 spaces
3 Bedrooms	60x1.5/du	90.0 spaces
Total		197.5 spaces (1.32 spaces/du)

Provided Parking	
Garage:	246 spaces
Open Parking:	25 spaces
Total	271 spaces (1.82 spaces/du)

Electric Vehicle Charging Spaces	
Total parking spaces required:	25 x 15% = 4 spaces
Total parking spaces provided:	4 spaces

Recreational vehicle parking will be prohibited.

Legend

- 1 Pedestrian Concrete Paving, Typ.
- 2 Pedestrian Crosswalk w/ Concrete Pavers, Typ.
- 3 Vehicular Paving, Typ.
- 4 Pool House
- 5 Pool
- 6 Spa
- 7 Property Line
- 8 Shade Structure
- 9 Bar Height Ledge w/ Seating
- 10 Outdoor Couches with Table
- 11 Security Fence and Gate Around Pool, Typ.
- 12 Pool Deck Chairs, Typ.
- 13 Lounge Seating , Typ.
- 14 Planting Area, Typ.
- 15 Retaining Walls, Typ.
- 16 Biofiltration Area
- 17 Monument Sign
- 18 Utility Backflow
- 19 Vehicular Access Gate

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WEST ELEVATION



SOUTH ELEVATION

MATERIAL LEGEND

1. STUCCO
2. SIDING
3. SECTIONAL GARAGE DOOR
4. METAL RAILING
5. GLASS RAILING



EAST ELEVATION



NORTH ELEVATION

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WEST ELEVATION



SOUTH ELEVATION

MATERIAL LEGEND

1. STUCCO
2. SIDING
3. SECTIONAL GARAGE DOOR
4. METAL RAILING
5. GLASS RAILING



EAST ELEVATION



NORTH ELEVATION

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WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

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WEST ELEVATION



SOUTH ELEVATION

MATERIAL LEGEND

1. STUCCO
2. SIDING
3. SECTIONAL GARAGE DOOR
4. METAL RAILING
5. GLASS RAILING



EAST ELEVATION



NORTH ELEVATION

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WEST ELEVATION



SOUTH ELEVATION

MATERIAL LEGEND

1. STUCCO
2. SIDING
3. SECTIONAL GARAGE DOOR
4. METAL RAILING
5. GLASS RAILING










EAST ELEVATION




NORTH ELEVATION


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CONCEPT PLANT SCHEDULE

	ACCENT TREES (24" BOX) ALOE X 'HERCULES' / HERCULES ALOE ARBUTUS X 'MARINA' / MARINA STRAWBERRY TREE MULTI-TRUNK CERCIS OCCIDENTALIS / WESTERN REDBUD MULTI-TRUNK	TOTAL 52		SLOPE TREES IN RIGHT OF WAY (24" BOX) PLATANUS RACEMOSA / CALIFORNIA SYCAMORE MULTI-TRUNK PRUNUS ILICIFOLIA / HOLLY LEAF CHERRY QUERCUS AGRIFOLIA / COAST LIVE OAK MULTI-TRUNK QUERCUS BERBERIDIFOLIA / SCRUB OAK	TOTAL 9
	SLOPE TREES (24" BOX) PLATANUS RACEMOSA / CALIFORNIA SYCAMORE MULTI-TRUNK PRUNUS ILICIFOLIA / HOLLY LEAF CHERRY QUERCUS AGRIFOLIA / COAST LIVE OAK MULTI-TRUNK QUERCUS BERBERIDIFOLIA / SCRUB OAK	4		ACCENT TREES IN RIGHT OF WAY (24" BOX) ALOE X 'HERCULES' / HERCULES ALOE ARBUTUS X 'MARINA' / MARINA STRAWBERRY TREE MULTI-TRUNK CERCIS OCCIDENTALIS / WESTERN REDBUD MULTI-TRUNK	35
	STREET TREES (24" BOX) QUERCUS AGRIFOLIA / COAST LIVE OAK TABEBUIA IMPETIGINOSA / PINK TRUMPET TREE ULMUS X 'FRONTIER' / FRONTIER ELM	34		STREET TREES IN RIGHT OF WAY (24" BOX) QUERCUS AGRIFOLIA / COAST LIVE OAK TABEBUIA IMPETIGINOSA / PINK TRUMPET TREE ULMUS X 'FRONTIER' / FRONTIER ELM	34
	SHADE TREES (24" BOX) GEJERA PARVIFLORA / AUSTRALIAN WILLOW OLEA EUROPAEA / OLIVE MULTI-TRUNK TIPUANA TIPU / TIPU TREE	4			

	SLOPE PLANTING (70% 1 GAL, 30% 5 GAL) BACCHARIS PILULARIS 'PIGEON POINT' / PIGEON POINT COYOTE BRUSH DUDLEYA BRITTONII / GIANT CHALK DUDLEYA ENCELIA CALIFORNICA / CALIFORNIA ENCELIA ERIGERON KARVINSKIANUM / SANTA BARBARA DAISY ERIODICTYON CRASSIFOLIUM / THICK-LEAVED YERBA SANTA FESTUCA RUBRA ARENARIA / CREEPING RED FESCUE HETEROMELES ARBUTIFOLIA / TOYON IVA HAYESIANA / SAN DIEGO POVERTY WEED LEYMUS TRITICOIDES 'LAGUNITA' / LAGUNITA WILD RYE OPUNTIA LITTORALIS / SHORE CACTUS PENNISETUM MESSIACUM 'RED BUNNY TAILS' / RED BUNNY TAILS FOUNTAIN GRASS SESLERIA AUTUMNALIS / AUTUMN MOOR GRASS YUCCA SCHIDIGERA / MOHAVE YUCCA YUCCA WHIPPLEI / CHAPARRAL YUCCA ZAUSCHNERIA CALIFORNICA / CALIFORNIA FUCHSIA	TOTAL 52,796 SF
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	ACCENT PLANTING (50% 1 GAL, 50% 5 GAL) AGAVE ATTENUATA / FOXTAIL AGAVE ALOE ARBORESCENS / TORCH ALOE BAHIOPSIS LACINIATA / SAN DIEGO SUNFLOWER CAREX SPP. / SEDGE CARPENTERIA CALIFORNICA 'ELIZABETH' / ELIZABETH BUSH ANEMONE DIANELLA SPP. / DIANELLA DUDLEYA BRITTONII / GIANT CHALK DUDLEYA ERIGERON KARVINSKIANUM / SANTA BARBARA DAISY FESTUCA GLAUCA / BLUE FESCUE FESTUCA RUBRA ARENARIA / CREEPING RED FESCUE FURCRAEA MACDOUGALII / MACDOUGALL'S CENTURY PLANT LOMANDRA LONGIFOLIA 'BREEZE' / MAT RUSH RHAMNUS CALIFORNICA 'EVE CASE' / CALIFORNIA COFFEEBERRY RIBES SPP. / GOOSEBERRY ROSA CALIFORNICA / CALIFORNIA WILD ROSE SESLERIA AUTUMNALIS / AUTUMN MOOR GRASS VERBENA LILACINA 'DE LA MINA' / DE LA MINA LILAC VERBENA	39,971 SF
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	BASIN PLANTING IN ROW (30% 1 GAL, 10% 5 GAL, 60% FLATS) ANEMOPSIS CALIFORNICA / YERBA MANSA CAREX PANSA / SANDDUNE SEDGE CAREX PRAEGRACILIS / CALIFORNIA FIELD SEDGE CAREX SPISSA / SAN DIEGO SEDGE CHONDROPETALUM TECTORUM / SMALL CAPE RUSH ESCHSCHOLZIA CALIFORNICA / CALIFORNIA POPPY JUNCUS SPP. / RUSH SPECIES LEYMUS CONDENSATUS 'CANYON PRINCE' / CANYON PRINCE GIANT WILD RYE LUPINUS ARBOREUS / YELLOW TREE LUPINE	7,522 SF
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	VINES ON RETAINING WALLS (100% 1 GAL) CLEMATIS PAUCIFLORA / SMALL-FLOWERED CLEMATIS FICUS PUMILA / CREEPING FIG LONICERA SUBSPICATA / SOUTHERN HONEYSUCKLE	1,097 SF
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NOTE:
ALL PROPOSED PLANT SPECIES CONFORM TO THE COUNTY OF SAN DIEGO
STANDARDS FOR DEFENSIBLE SPACE AND TO THE FIRE PROTECTION PLAN (FPP).

ALL TRUNKS OF TREES SHALL BE LOCATED A MIN. OF 5'-0" FROM WET UTILITIES.
DEEPROOT ROOT BARRIER TO BE UTILIZED WHERE TREES ARE WITHIN 10' OF
UTILITIES, HARDSCAPE, AND BUILDING FOUNDATIONS.

THE PROJECT WILL PROVIDE A MINIMUM OF 50% NATIVE
VEGETATION PER THE CITY OF ENCINITAS CODE.

PLANTING CALCULATIONS

PLANTING AREA REQUIRED:
15% OF 233,329 SF NET LOT AREA: 0.80 AC (34,999 SF)

PLANTING AREA PROPOSED:
52,796 SF SLOPE PLANTING
39,971 SF ACCENT PLANTING
7,522 SF BASIN PLANTING
100,289 SF TOTAL

TREE REQUIREMENT (30 PER 5.3565 NET AC): 161

PROPOSED TREES: 172 TOTAL
94 ON SITE TREES
78 OFF SITE TREES

*SEE PLANTING LEGEND FOR QUANTITIES

PARKING LANDSCAPE CALCULATIONS

LANDSCAPE AREA REQUIRED:
15% OF 8,910 SF PARKING AREA: 1,300 SF
LANDSCAPE AREA PROVIDED: 1,324 SF
TREES REQUIRED: 3
TREES PROPOSED: 3



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CONCEPT PLANT SCHEDULE

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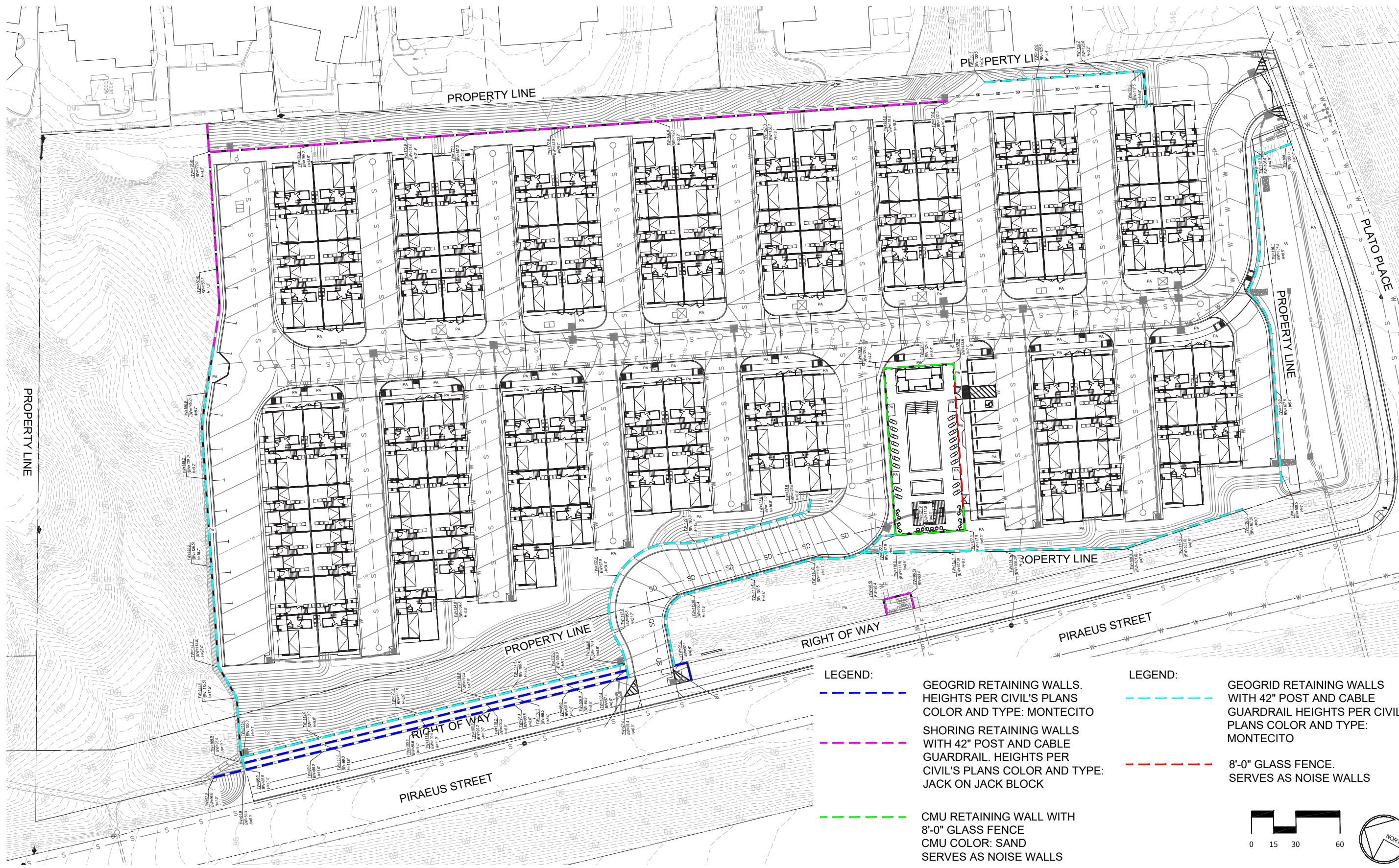
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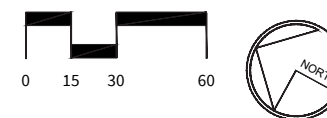


LEGEND:

- GEOGRID RETAINING WALLS.
HEIGHTS PER CIVIL'S PLANS
COLOR AND TYPE: MONTECITO
- SHORING RETAINING WALLS
WITH 42" POST AND CABLE
GUARDRAIL. HEIGHTS PER
CIVIL'S PLANS COLOR AND TYPE:
JACK ON JACK BLOCK
- CMU RETAINING WALL WITH
8'-0" GLASS FENCE
CMU COLOR: SAND
SERVES AS NOISE WALLS

LEGEND:

- GEOGRID RETAINING WALLS
WITH 42" POST AND CABLE
GUARDRAIL HEIGHTS PER CIVIL'S
PLANS COLOR AND TYPE:
MONTECITO
- 8'-0" GLASS FENCE.
SERVES AS NOISE WALLS



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